Karen Johnson Davidson County
Batch# 369875 DEEDWARR
03/10/2020 09:33:19 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20200310-0026635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS -
Gahdar Sayni	Gahdar Sayni	18000002700
(NAME) 6575 Holt Road	(NAME) 6575 Holt Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LANEY CAROL MCKAY, EXECUTRIX AND BENEFICIARY, AND BUFORD O'NEAL BENSON, JR., BENEFICIARY OF THE ESTATE OF BUFORD O'NEAL BENSON SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GAHDAR SAYNI, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th Civil District of said County, described according to a survey by Harold R. Morris, Surveyor, made October 4, 1968, being more particularly described as follows: Being Tract No. 1 of the unrecorded subdivision of the Marvin W. Moore Farm, beginning at a point in the southern margin of Holt Road, said point being the northeast corner of John and Tom Holt property, as shown in Book WB 56, page 495, Register's Office for Davidson County, Tennessee, which said point is approximately 4750 feet from Nolensville Road; thence South 86 deg. 30' 00" East 50.0 feet to the point of beginning of herein described tract No. 1; also being the northwest corner of said tract No. 1; thence continuing with the said southern margin of Holt Road South 88 deg. 35' 00" East 214.0 feet to a point; thence leaving said margin of Holt Road South 1 deg 25' 00" West 812.90 feet to a point; thence North 89 deg. 24' 48" West 201.95 feet to a point; thence North 1 deg. 04' 27" East 38.19 feet to point; thence North 0 deg. 34' 03" East 777.71 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Buford Benson, Sr. and wife, Carolyn M. Benson, as tenants by the entirety by Deed dated January 31, 1991 from George S. Killingsworth and wife, Diana G. Killingsworth, recorded February 6, 1991, in Book 8288, Page 297, in the Official Records of Davidson County, Tennessee. The said Carolyn M. Benson having pre-deceased Buford Benson, Sr. vesting property in Buford Benson, Sr. as sole surviving spouse. The said Buford Benson Sr., having since died testate, his will being probated in Docket No. 19P-1355, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6575 Holt Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 9 day of March, 2020

The Estate of Buford O'Neal Benson Sr.

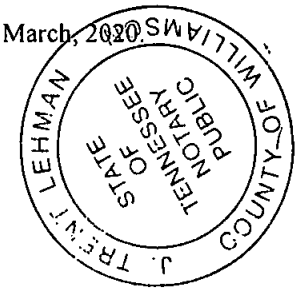
By: Laney Carol McKay

Laney Carol McKay, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of March, 2020, before me personally appeared Laney Carol McKay, Executrix of The Estate of Buford O'Neal Benson Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of March, 2020.



Notary Signature
My commission expires: 11/14/21

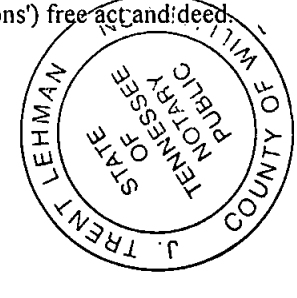
By: Laney Carol McKay

Laney Carol McKay, Beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of March, 2020, before me personally appeared Laney Carol McKay, Beneficiary of The Estate of Buford O'Neal Benson Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of March, 2020.



Notary Signature
My commission expires: 11/14/21

Witness my/our hand(s) this ____ day of March, 2020

By: Buford O'Neal Benson Jr.
Buford O'Neal Benson, Jr., Beneficiary

STATE OF Tennessee
COUNTY OF Williamson

On this 9th day of March, 2020, before me personally appeared Buford O'Neal Benson, Jr., Beneficiary of The Estate of Buford O'Neal Benson Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 9 day of March, 2020.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON